LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47160SHH16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

## Spacious Character Farmhouse with New Roof, Outbuildings and Exceptional Potential















# INFORMATION

| | |
|---|---|
| Town: | Pérignac |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 124 m2 |
| Plot Size: | 5916 m2 |

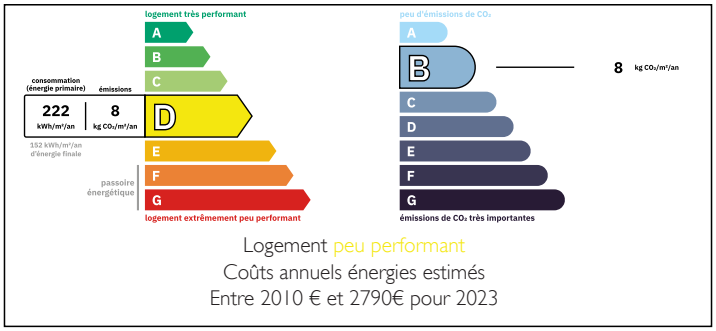
# IN BRIEF

Set in a peaceful rural environment, this substantial former farmhouse is an exciting opportunity for anyone looking for a property with character, space and plenty of scope to create something special.

While the house would benefit from updating, many of the important structural works have already been undertaken. The house and attached barn both benefited from new roofs in 2024, with the roof incorporating a waterproof membrane and insulation. The property also has zinc guttering, double glazing to almost all windows and a heat-pump heating system.

The town of Montmoreau is just 8 minutes away for everyday amenities and its railway station, while Angoulême, with its TGV station offering fast rail links to Paris and Bordeaux, can be reached in around 40 minutes.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2010 € et 2790€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

**Taxe foncière:** **188 EUR**

## NOTES

## DESCRIPTION

The accommodation is particularly spacious and arranged mainly on one level. A generous 15.6m² entrance corridor runs from the front door through to the rear of the house, with the individual rooms leading from it.

The 30.7m² sitting room is a lovely character space with a fireplace, tiled floor and exposed natural stone walls. The 21.5m² kitchen has a fireplace, beamed ceiling and plenty of room to create a superb family kitchen.

There are four good-sized bedrooms, measuring approximately:

Bedroom 1 – 11.3m²
Bedroom 2 – 12.8m²
Bedroom 3 – 11.4m²
Bedroom 4 – 12.1m²
A 4m² shower room, separate WC and boiler/utility area complete the main accommodation.

From the house, stone steps lead to a large convertible attic, offering further potential for additional living space, subject to any necessary permissions.

The outbuildings are a particularly attractive feature of this property. They include an attached barn, former stable, workshop, wine cave/cellar, open barn and other useful storage buildings. There are also former pigsties, a well, chicken run and an authentic bread oven, adding to the property's traditional rural character.

Outside, the property offers a combination of courtyard, garden and additional outdoor areas, providing plenty of possibilities for creating gardens, entertaining spaces, keeping animals or developing a project.

With its newer roof, spacious accommodation, extensive outbuildings and considerable amount of